



GRASSROOTS
REALTY GROUP

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**3, 7524 Hunterview Drive NW
Calgary, Alberta**

MLS # A2237028



\$318,500

Division:	Huntington Hills		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	673 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Faces Rear, On Street, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn, Private, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 0
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Quartz Counters, Separate Entrance		

Inclusions: N/A

Attention First-Time Buyers & Investors...NO CONDO FEES! Welcome to Unit 3, 7524 Hunterview Drive NW — a bright and functional 3-bedroom bi-level townhome in the heart of Huntington Hills offering incredible value. The sunny upper level features a practical kitchen, spacious dining and living area with a wood-burning fireplace, a convenient half bath, a large storage closet, and a private west-facing balcony — perfect for relaxing in the sun. The lower level includes three comfortable bedrooms, a full 4-piece bathroom with a quartz countertop, and a large laundry/utility room with extra storage. Out back, you’ll find a detached garage for parking or added space. Ideally located close to schools, Nose Hill Park, Superstore, Deerfoot City, transit routes, and the Thornhill Aquatic & Recreation Centre. Easy access to Deerfoot Trail and just 15 minutes to downtown. Book your showing today!